

February 13, 2024
Council Workshop
12191 Magnolia Springs Hwy.
Magnolia Springs, Alabama 36555

1. Call to Order:

Mayor Pro Tempore Nick Shields called the meeting to order at 5:00 pm following publication and posting pursuant to Alabama law.

2. Roll Call:

Mayor Pro Tempore Nick Shields; Councilmember Andrew Monaghan;
Councilmember Steve Mobley; Councilmember Harold Sherman;
Absent: Mayor Ross Houser; Councilmember Bob Turner.
Also, present: Town Clerk Hannah Driskell.

3. Invocation and Pledge:

Rodney Hubble led the invocation and pledge.

4. Council Minutes – January 2024:

Mayor Pro Tempore Nick Shields asked the Council to review the minutes from the Council Workshop, January 9, 2024, and Regular Council Meeting, January 23, 2024. Mayor Pro Tempore Nick Shields asked for changes to be submitted to the Clerk's Office.

5. Public Comment:

6. Resolution:

- Resolution No. 2024-02 – 14861 Cotton Stocking Lane Nuisance Abatement – Councilmember Andrew Monaghan suggested reaching out to Max Hansen, a process server, to serve Mr. Dunlap the Notice of Public Hearing for the nuisance abatement. Town Clerk, Hannah Driskell, noted that the Town Attorneys have sent the notices by USPS Certified Mail. Ms. Driskell will reach out to Mr. Hansen to serve the documents and follow-up with the Town Attorney.
- Resolution No. 2024-03 – Authorizing the Mayor to Enter into an Agreement with Safe Span, LLC for Inspection Service of the In-Service Bridge (BIN 016355), Magnolia Springs Highway Over Magnolia River, Magnolia Springs, Alabama – Town Clerk Hannah Driskell noted that the Safe Span, LLC has conducted the bridge inspection in the past and the inspection occurs every 2 years per ALDOT requirements. The price has increased since the last inspection approximately \$1,200.
- Resolution No. 2024-04 – Authorizing the Mayor to Enter into Agreement with Mobile Baykeeper to Conduct Bacteriological Testing – Mayor Pro Tempore Nick Shields noted that this is an annual agreement that the Town enters into with Mobile Baykeeper for bacteriological testing of the Magnolia River. The Magnolia River is tested weekly from April 1-September 30 and monthly from October 1-March 30. Councilmember Harold Sherman noted that additional testing will occur before holidays and when a regular test has failed. Town Clerk Hannah Driskell noted that the price has not changed and is \$4,000.

7. Committee/Commission Reports:

- Ad Hoc Committee – Mayor Pro Tempore Nick Shields noted that a representative of the Ad Hoc Committee was not present.
- Finance & Audit Committee – Councilmember Andrew Monaghan noted that the Finance & Audit Committee has not met.

- Public Works, Lands & Safety Committee, Steve Mobley, Chairman – Councilmember Steve Mobley stated that the Public Works, Lands & Safety Committee met. Councilmember Mobley noted that the Committee had planned to meet with Volkert to review and discuss the Drainage Study, however the Volkert representative was ill and cancelled. The Committee discussed the priority list for the drainage issues. The Committee discussed the four Welcome to Magnolia Springs signs as travelers enter into Magnolia Springs. The wooden signs are deteriorating and need to be replaced or repaired. The committee was quoted \$3,200 per sign to replace by the company that manufactured the current signs in 2012. Councilmember Mobley noted that the signs at Town Hall and at the Magnolia River bridge are also in need of repair or replacement. Mayor Pro Tempore Nick Shields mentioned the possibility of replacing the signage with metal pressed signs to prevent deterioration. Councilmember Harold Sherman will look at the signage and determine the signs can be repaired by Town employees and then repainted. Councilmember Steve Mobley noted that the Public Works, Lands & Safety Committee will discuss at their next meeting.
- Tree & Streetscape Committee, Nick Shields, Chairman – Mayor Pro Tempore Nick Shields stated that the Tree & Streetscape Committee has not met. Mayor Pro Tempore Shields noted that the Committee received a complaint regarding a dead tree on Cedar Street. The tree is on Town right-of-way and Mayor Pro Tempore Shields will contact Gary's Tree Service to remove.
- Magnolia Springs Public Library – Jan Pruitt, Magnolia Springs Public Library Board Member, discussed a meeting with Mayor Ross Houser after attending meetings with the Baldwin County Library Cooperative. Ms. Pruitt noted that the library has been closed since the resignation of the previous library director on November 8, 2023. Mayor Houser requested that the Library Board submit a business plan to the Town Council in regard to the future of the library. The Library Board conducted extensive research on the use and the finances of the library. The Library Board consulted with the Friends of the Magnolia Springs Library, a 501(c)3 organization that supports the library. Ms. Pruitt read a letter of recommendation from the Library Board. The Library Board's letter of recommendation is attached to the minutes. Councilmember Harold Sherman noted that the Baldwin County Commission has dissolved the illegal board of the Baldwin County Library Cooperative. The Baldwin County Commission is in favor of municipal libraries in Baldwin County forming an independent organization to maintain inter-library services throughout the county. Councilmember Harold Sherman noted that the Friends of the Magnolia Springs Library donated or owns most of the books, furniture, and equipment at the library. Councilmember Sherman discussed the possibility of the community forming a library that is not under the umbrella of the Town that would operate from donations from private individuals, businesses, and government agencies. Councilmember Harold Sherman noted that he is researching further.
- Short-Term Rental Committee – Mike Boan, Chairman of the Short-Term Rental Committee, discussed the committee has negotiated and developed rules and regulations that they determine to be fair. Mr. Boan noted that the Committee plans to have the recommendations ready to present to the Town Council in March. Councilmember Harold Sherman discussed concerns regarding the enforcement of Short-Term Rentals who may try and circumvent the 30-day rental requirement.
- Comprehensive Plan/Planning Commission – Town Clerk Hannah Driskell noted that 218 surveys have been submitted. The next Comprehensive Plan Workshop will be held on February 20, 2024, at 4 pm. Ms. Driskell stated that the Town sent approximately 1,900 mail cards to mailboxes within the Town limits and Planning Jurisdiction. South Alabama Regional Planning Commission (SARPC) conducted the survey and will take approximately one to two (1-2) months to analyze the data from the survey. Mike Boan, Planning Commission member, discussed the Comprehensive Plan Ad Hoc Committee that the Planning Commission formed, consisting of three (3) Planning Commission members, one (1) resident of the Town and one (1) resident of the Planning Jurisdiction. The Comprehensive Plan Ad Hoc Committee will be responsible for organizing Town Hall meetings and moving the project forward. Mr. Boan reiterated that it is important to get input from the community during the course of the project. Councilmember Steve Mobley noted that photos are needed from the community that can be added to the Comprehensive Plan.

8. Council, Legal Counsel and Staff Comments:

Town Clerk Hannah Driskell stated that the Town has received the Tree City designation from the Arbor Day Foundation for 2023. This is the tenth year the Town has received the Tree City designation. Ms. Driskell noted that Baldwin County is a subrecipient of the Community Development Block Grant-Disaster Recovery (CDBG-DR) grant totaling approximately \$44,000,000.00. Grant funds can be used in the incorporated and unincorporated areas in Baldwin County. Ms. Driskell noted that Baldwin County is hiring a company to determine the low- to moderate- income areas and hardest hit areas from Hurricane Sally, as required by the grant. Ms. Driskell will be attending a meeting with Baldwin County later in the week and will provide additional information to the Council.

Town Clerk Hannah Driskell noted that the Short-Term Rental Committee will be meeting on Tuesday, February 20 at 3:00 pm and the Comprehensive Plan Workshop will follow at 4:00 pm at Town Hall.

Town Clerk Hannah Driskell noted that Mayor Ross Houser's father's funeral will be on Thursday, February 15 at 11 am at St. Paul's Episcopal Church.

9. Any Other Business That Might Come Before the Meeting:

No other business came before the meeting.

10. Adjourn:

Mayor Pro Tempore Nick Shields asked for a motion to adjourn the meeting. Councilmember Andrew Monaghan made a motion to adjourn. Seconded by Councilmember Harold Sherman. All in favor. Motion carried. The meeting adjourned at 5:46 pm.

Approved this 26th day of March 2024.



Ross Houser, Mayor

ATTEST:



Hannah Driskell, Town Clerk

